

058.C

0001

0410.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

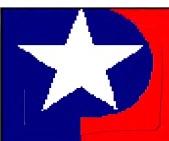
528,100 / 528,100

USE VALUE:

528,100 / 528,100

ASSESSED:

528,100 / 528,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 410

Owner 1: FLAMM BARRY E

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #410

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: VAN SCHRAVENDIJK MARIE R -

Owner 2: -

Street 1: 1 WATERMILL PLACE #410

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1037 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	528,100			528,100		153611
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	528,100	0	.	.	528,100		Year end	12/23/2021
2021	102	FV	520,900	0	.	.	520,900		Year End Roll	12/10/2020
2020	102	FV	506,500	0	.	.	506,500	506,500	Year End Roll	12/18/2019
2019	102	FV	473,600	0	.	.	473,600	473,600	Year End Roll	1/3/2019
2018	102	FV	394,100	0	.	.	394,100	394,100	Year End Roll	12/20/2017
2017	102	FV	367,500	0	.	.	367,500	367,500	Year End Roll	1/3/2017
2016	102	FV	367,500	0	.	.	367,500	367,500	Year End	1/4/2016
2015	102	FV	333,500	0	.	.	333,500	333,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN SCHRAVENDIJ	51458-120		7/18/2008		339,000	No	No		
WENDEL DAVID C/	25125-161		1/17/1995		145,000	No	No	Y	

**PAT ACCT.**

5137

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**BATH FEATURES****COMMENTS****SKETCH**

Full Bath: 2 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: Rating:

Building Number 1.

**OTHER FEATURES**

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 4 BRs: 2 Baths: 2 HB

**RESIDENTIAL GRID**

Kits: 1 Rating: Average

A Kits: Rating:

Frpl: Rating:

WSFlue: Rating:

Name: 25 - 6040

Floor: 4 - 4th Floor

% Own: 0.904900014

Addition:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

**REMODELING****RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 1 4 2 0

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals 1 4 2

**DEPRECIATION**

Phys Cond: GD - Good 14. %

Functional: %

Economic: %

Special: %

Override: %

Total: 14.9 %

**CALC SUMMARY**

Basic \$ / SQ: 325.00

Size Adj.: 1.07859206

Const Adj.: 0.97656715

Adj \$ / SQ: 342.328

Other Features: 45363

Grade Factor: 1.00

NBHD Inf: 1.54999995

NBHD Mod:

LUC Factor: 1.00

Adj Total: 620554

Depreciation: 92463

Depreciated Total: 528091

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 530.61

Special Features: 0 Val/Su Net: 509.26

Final Total: 528100 Val/Su SzAd 509.26

**SKETCH**

Building Number 1.

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 4 BRs: 2 Baths: 2 HB

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	1,037	342.330	354,994					

Net Sketched Area:	1,037	Total:	354,994
Size Ad	1037	Gross Area	1037

**IMAGE****AssessPro Patriot Properties, Inc**